



THE
A-TEAM

**RE/MAX
FIRST**

355 99 Avenue, Calgary T2J 0J5

MLS®#: **A2209067**

Area: **Willow Park**

Listing Date: **04/05/25**

List Price: **\$859,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 21-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**
Lot Information
Lot Sz Ar: **5,102 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,361**
Low Sqft:
Ttl Sqft: **1,361**

DOM

18
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **ENERGY STAR Qualified Equipment,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding,See Remarks**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`11" x 11`8"
Bedroom	Main	10`5" x 7`11"
Bedroom	Main	11`7" x 8`1"
Dining Room	Main	12`1" x 9`7"
Living Room	Lower	20`5" x 12`10"
Kitchen With Eating Area	Lower	17`7" x 13`0"
Bedroom	Lower	13`11" x 11`1"

Room	Level	Dimensions
5pc Ensuite bath	Main	10`4" x 10`5"
4pc Bathroom	Main	8`2" x 4`11"
Kitchen	Main	13`5" x 12`10"
Living Room	Main	19`6" x 14`1"
4pc Bathroom	Lower	7`9" x 4`11"
Bedroom	Lower	12`7" x 10`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2348JK

Remarks

Pub Rmks: **Open House Sunday 1:00-3:30. This beautifully updated home feels like new, with extensive renovations throughout. From brand-new bathrooms, windows, and floors to a completely modernized kitchen, exterior, and mechanical systems, every detail has been thoughtfully updated. The home is move-in ready, with all-new appliances! There is over 2200 sq feet of renovated living space in this home, 1361 on the main level and 900 sq ft in the lower level. Features: 5 spacious bedrooms and 3 full bathrooms The main floor offers an open, bright layout with a stunning great room and a new kitchen, complemented by a stylish 4-piece bathroom LED accent lighting enhances the ambiance throughout the home The primary bedroom boasts a luxurious 5-piece ensuite, featuring a soothing soaker tub, a generous walk-in shower, and a large walk-in closet The fully developed lower level includes a large family area, a 4-piece bathroom, a kitchenette, a separate laundry room, and two roomy bedrooms The oversized double garage features a second floor, offering the potential to rent out for \$1,600+ per month, making it an excellent option for offsetting mortgage costs. Located across from a tot lot, this home provides easy access to schools and amenities, making it perfect for families. With high-quality renovations and upgrades throughout, you won't want to miss this opportunity—come see it for yourself and be impressed!**

Inclusions: **2 Fridges, 2 stoves, 2 microwaves, dishwasher, washer dryer, window coverings, bar fridge.**

Property Listed By: **Baxter & Associates Real Estate Services**

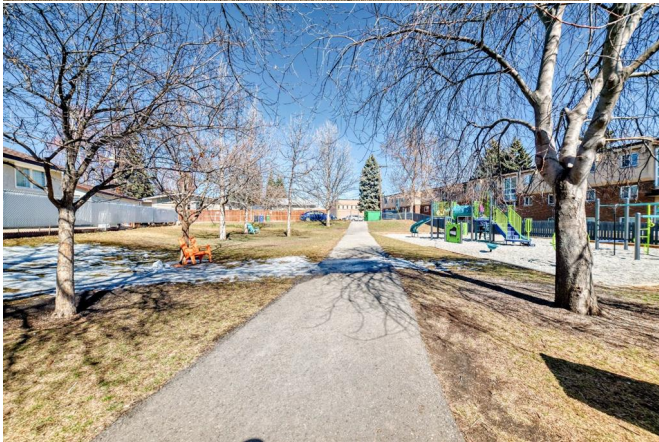
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

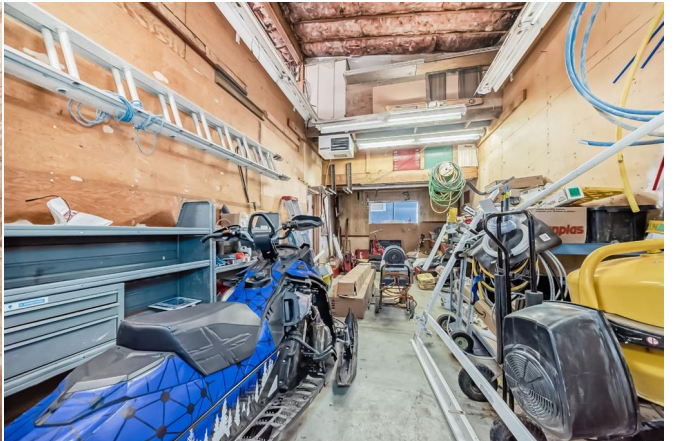












355 99 Ave SE, Calgary, -MAIN

Room	Dimensions
Primary Bedroom	12'0" x 13'0"
Bed + Closet	10'0" x 11'0"
Bedroom 2B	10'0" x 10'0"
Bathroom	5'0" x 7'0"
Bathroom #2	4'0" x 6'0"
Kitchen	10'0" x 10'0"
Dining	10'0" x 10'0"
Living	10'0" x 17'0"
Living	10'0" x 10'0"
Bed + Closet	10'0" x 10'0"
Garage/Shop	20'0" x 10'0"
Garage Storage	10'0" x 10'0"